

**Falls Church Housing Commission  
Tuesday, April 11, 2006  
Meeting Minutes**

**Call to Order:**

Call to order at 7:34 p.m.

**Roll Call:**

Commissioners Present: Mr. Don Brobst, and Ms. Valora Thompson, Mr. Eric Timar

Absent: Commissioner Joseph Bodmer

Guest: Steve Sprague, Board Member, Falls Church Housing Corporation

Staff: Tennille Smith Parker, Housing and Human Services Division

**Approval of Minutes:**

Minutes of March 14, 2006 were unanimously approved.

**New Business:**

**Affordable Dwelling Unit (ADU) Rent Determinations**

Staff presented research and recommendations for rental ADUs, including all affordable housing that the City negotiates for within proposed residential projects. The Commissioners discussed the implications of recommending a variety of rent ranges (i.e., 30%, 40% 50% of HUD area median income) to provide flexibility in affordable housing negotiations. Mr. Brobst made a motion that the Housing Commission approves the maximum rents described in the staff report; the Commissioners voted unanimously to support the motion.

**Read Building Site Plan Approval**

Staff provided an overview of the development process, including an explanation of the Site Plan review. Staff reviewed the specific affordable housing terms for the Teacher Workforce Units included in the Read Building project. Staff indicated that the Site Plan incorporated all of the terms of the affordable housing development agreement and restrictive covenants. Mr. Brobst made a motion to support staff's comments and recommend approval of the Site Plan; the Commissioners voted unanimously to support the motion.

**Old Business**

**Housing Association of Nonprofit Developers Annual Meeting**

Commissioners Thompson, Brobst, and Timar will be attending.

**Pipestem Lots**

Staff provided an overview of the upcoming Zoning Ordinance changes related to pipestem lots. After reviewing the Planning Division's agenda ordinance item

and proposed changes related to pipestem lots, the Commissioners do not recommend the proposed changes to the Zoning Ordinance that would remove/disallow all pipestem lots. Specifically, the Commissioners indicated, “they did not want to see homes much larger than the average size of the typical Falls Church City home. However, the proposed zoning changes related to pipestem lots are too restrictive. The Commissioners recommend changes incorporating the proposed options identified in the April 5, 2006 memo from the Planning Division or other options that may be identified.” The Commissioners agreed that they would prefer to see more comprehensive zoning changes that address setbacks, lot coverage and height requirements, rather than each item individually.

### **Capital Improvements Plan/City Budget FY07**

Staff reviewed the affordable housing initiatives proposed in the Fiscal Year 2007 budget and Capital Improvements Plan. Commissioners reviewed the draft letter prepared by Chair Bodmer providing support for the proposed affordable housing initiatives. The Commissioners edited the letter and Staff will provide the letter to the City Council in time for the April 17, 2006 Council work session on the budget. The Commissioners voted to unanimously support the affordable housing initiatives proposed in the FY07 budget and Capital Improvements Plan. The Commissioners also agreed to attend the City Council meeting on April 24 to provide their comments during the Budget Public Hearing.

The Commission also discussed the request from the Falls Church Housing Corporation and the Winter Shelter for full funding (through the Community Services Fund or other source). Staff indicated that the two organizations were not fully funded through the CDBG process due to a lack of funds. Those organizations were encouraged to apply for the City’s Community Service Fund (CSF); the CSF was also unable to fully fund these organizations. As a result, both organizations have requested additional funding from the City Council. There is some concern that Council’s approval of the organizations’ requests undermines the work of the Housing Commission or the Human Services Advisory Council. Specifically, it is questionable why the HC or HSAC review, rank, and recommend, if requests to the City Council can be made without consideration of the process and criteria identified in each individual application. Chair Bodmer discussed this item during the Commission’s presentation of the CDBG recommendations last fall and the Commissioners are invited to comment on this item during the Budget Public hearing on April 24, 2006.

### **Other Items Not on the Agenda**

#### **Community Development (CD) Week**

Mr. Brobst asked staff to prepare a letter on behalf of the Housing Commission to the first grade students at Mt. Daniel Elementary to thank them for their artwork as part of the City’s celebration of CD Week. Staff will prepare the letter, along with certificates,

and provide it to the school next week. Staff thanked Mr. Brobst for receiving the CD Week and Fair Housing Month proclamation from the Mayor.

**Staff Report:**

- Falls Church Housing Corporation update (given by Mr. Sprague): FCHC is pleased to be working with Christ Crossman United Methodist Church in their efforts to redevelop their site, with the potential to include affordable housing.
- Housing Commission Annual Community Tour -- Friday April 21, 2006  
Commissioners Thompson and Brobst will attend. Mr. Sprague of the FCHC will also attend.

The meeting adjourned at 9:13 p.m.

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